CLERK

2:51 pm, Jul 26, 2021 U.S. DISTRICT COURT EASTERN DISTRICT OF NEW YORK LONG ISLAND OFFICE

UNITED STATES DISTRICT COURT EASTERN DISTRICT OF NEW YORK

-----X **Docket#**

UNITED STATES OF AMERICA, : 13-cr-00607-JFB

: U.S. Courthouse - versus -

: Central Islip, New York

PHILLIP A. KENNER, et al., : July 22, 2021 Defendants : 3:20 PM

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TRANSCRIPT OF CRIMINAL CAUSE FOR TELEPHONE STATUS CONFERENCE BEFORE THE HONORABLE VISITING JUDGE JOSEPH F. BIANCO

PPEARANCE Α S:

For the Government: Jacquelyn M. Kasulis, Esq.

United States Attorney

BY: Diane C. Leonardo, Esq. Madeline O'Connor, Esq.

Assistant U.S. Attorney

100 Federal Plaza

Central Islip, NY 11722

For Interested Parties:

Diamonte & Jowdy: Kevin P. Mulry, Esq.

Farrell Fritz, P.C.

1320 RXR Plaza

Uniondale, NY 11556

Danske Bank: George Kostolampros, Esq.

Kelly S. Weiner, Esq. Xochitl S. Strohbehn, Esq. Doreen S. Martin, Esq.

Venable, LLP

1290 Avenue of the Americas

New York, NY 10104

For CSL Properties: Christopher P. Hill, Esq.

Paul Hastings 200 Park Avenue New York, NY 10166 UNITED STATES DISTRICT COURT EASTERN DISTRICT OF NEW YORK

APPEARANCES (Cont'd):

For Owen Nolan: Seetha Ramachandran, Esq.

Proskauer Rose, LLP Eleven Times Square New York, NY 10036

Barry C. Skovgaard, Esq. 800 6TH Avenue For Property Owners:

New York, NY 10001

Transcriptions Plus II, Inc. Transcription Service:

61 Beatrice Avenue

West Islip, New York 11795 laferrara44@gmail.com

Proceedings recorded by electronic sound-recording, transcript produced by transcription service

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                            Proceedings
              THE CLERK: Calling 13-cr-607, United States of
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   America v. Phillip Kenner and Tommy Constantine.
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              Counsel, please state your appearances for the
   record.
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              MS. O'CONNOR: Madeline O'Connor and Diane
   Leonardo for the United States.
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              Good afternoon, your Honor.
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              THE COURT: Good afternoon.
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              MR. KOSTOLAMPROS: George Kostolampros and with
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   me are Doreen Martin, Xochitl Strohbehn and Kelly Weiner
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   of Venable representing Danske.
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              Good afternoon, your Honor.
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              THE COURT: Good afternoon.
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              MR. SKOVGAARD: Barry Skovgaard here on behalf
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   of the Diamante Hoomeowners.
16
              MR. MULRY: Kevin Mulry from Farrell Fritz
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   representing Ken Jowdy and DCSL parties.
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              Good afternoon, your Honor.
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              THE COURT: Good afternoon.
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              MS. RAMACHANDRAN: Seetha Ramachandran on
21
   behalf of Owen Nolan.
              Good afternoon, your Honor.
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              THE COURT: Good afternoon.
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              MR. HILL: Good afternoon, Judge.
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              Chris Hill representing CSL Properties.
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4 Proceedings 1 THE COURT: Good afternoon. All right. 2 think that's everybody. 3 So as you know, I scheduled this as a general status conference to find out where things stood with 4 5 respect to any ongoing discussion. I also am prepared to 6 move forward with respect to the discoveries that's 7 outstanding which the Court has received letters from -as directed from both the government and from Danske 9 Bank. Actually, the bank's letter came in first on June 10 14th, the government's response on June 29th and I did 11 receive a July 21st letter from Mr. Kostolampros updating 12 the Court which was helpful, and there is Ms. 13 Ramachandran's letter to strike certain third-party 14 claims which will be discussed as well. 15 But before I address those things which are on 16 my agenda, let me just see, I will just ask Mr. 17 Kostolampros, is there anything more you have to report 18 beyond what was in your July 21st letter with respect to 19 the discussion between the parties? 20 MR. KOSTOLAMPROS: No, your Honor, nothing else 21 on our end. 22 THE COURT: All right. Does the government 23 have anything else to report on that? 24 MS. O'CONNOR: Yes, your Honor. I understand 25 the government has had two meet and confers, the results

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which were addressed the letters you just mentioned but subsequent to those filings, there had been follow-up emails between Danske and the government, requests -- discovery requests that had not yet been resolved. The fact is we've sent a follow-up email as recently as yesterday afternoon.

So as it stands, there are a few remaining discovery requests that are disputed or require clarification. We suggest that because some of the remaining issues might be resolved without court involvement, other than addressing the remaining issues now, that the government could respond to Danske's email of yesterday to gain the clarification it needs and we could file a letter with the Court to address the arrears that (indiscernible) that and perhaps it would be the best use of (indiscernible).

However, we are prepared to address these (indiscernible) issues now (indiscernible).

THE COURT: All right. No, I mean obviously if there's ongoing dialogue to resolve them, I think that's better than the Court addressing them today but are you talking about the government's requests, as well as the bank's request for (indiscernible) equitable estoppel or only the government's request?

MS. O'CONNOR: Only the government's.

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              THE COURT:
                          All right. Because there is this
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   ongoing dispute about discovery with respect to equitable
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   estoppel, right?
              MS. O'CONNOR: True.
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              MR. KOSTOLAMPROS: Well, your Honor -- your
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   Honor, this is George Kostolampros again.
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              I think our discovery requests go beyond just
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   equitable estoppel. It goes to the basis of the
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   government's claims --
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              THE COURT: Right.
              MR. KOSTOLAMPROS: -- that these transactions
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   weren't on time.
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              THE COURT: I know.
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              MR. KOSTOLAMPROS: I just want to clarify that.
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              THE COURT: Yes, I understand that. I didn't
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    classify that way but --
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              MR. KOSTOLAMPROS: Okay.
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              THE COURT: -- so what do you think about
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   holding off then on the outstanding disputes then for the
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   government's request, Mr. Kostolampros? Do you think it
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   might be helpful to narrow them further for the Court?
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              MR. KOSTOLAMPROS: I think that's helpful
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   actually, your Honor. We're fine with that.
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              THE COURT: Okay. All right. And then let me
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   just ask the government, the bank did make reference to
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   discussions with Silver Peak. Does the government want
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   to update the Court? Are those discussions ongoing?
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   What's the status of those discussions?
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              MS. O'CONNOR: Yes, your Honor, this is
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    (indiscernible).
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              Silver Peak (indiscernible) another --
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              THE COURT: I'm having trouble hearing you, Ms.
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   O'Connor. I don't know if you're on speaker or --
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              MS. O'CONNOR: I'm sorry, your Honor, is this
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   better?
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              THE COURT: Yes.
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              MS. O'CONNOR: Yes. So the government is
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   engaging in ongoing discussions with Silver Peak and in
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    fact, another potential investor.
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              THE COURT: All right. Well, I encourage
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    obviously, as I said, those discussions to continue and
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   hopefully move along as quickly as possible under the
    circumstances but again, I'm prepared to move forward on
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   what we can today.
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              So before I hear from all the other interested
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   parties, let me just resolve my -- state my views with
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   respect to the discovery that the bank is requesting. I
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   don't -- and this may be why, Mr. Kostolampros, I framed
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   it the way I did, I don't believe that the bank's request
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   with regard to understanding the government's grounds for
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its claim warrant any direction from the Court of discovery by the government.

The government has made very clear that it's theory, it's allegations as it relates to the bank's conduct on the issue of being a bona fide approach to the value, whether it's at arm's length transaction, it's based upon the documents that they have reviewed or what they view as the lack of documentation and I think they spelled out their position pretty clearly through their papers, as well as the declarations that they have filed as to why they have taken this position.

So I don't think there's any discovery that would be warranted on that -- under those types of circumstances. I would just say to the government, obviously, if the government did have in its possession other documents from third parties that it is going to try to utilize to demonstrate their position with respect to this, then those should be produced but based upon the government's response in the papers, it's my understanding the government is not relying on any other documents -- it doesn't intend on relying on any other documents outside of the record that we have before us right now. Is that accurate, Ms. O'Connor?

MS. O'CONNOR: That's accurate as of now, your

MS. O'CONNOR: That's accurate as of now, your Honor. Yes.

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              THE COURT: All right. Well, if that should
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   ever change, obviously the government would need to
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   produce any document that it is going to try to utilize
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   to, you know, further support the position that it's
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   taking here. All right, Mr. Kostolampros, is that -- the
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   Court's ruling on that clear?
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              MR. KOSTOLAMPROS: Yeah, that is, your Honor
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   and that's -- you know, that's fine with us obviously, as
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    long as the government's limited to, you know, those
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   documents unless, you know, if it gets any additional
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    documents that it plans on using, then we would expect
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    discovery as you suggest (indiscernible).
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              One other thing though is the appraisal that --
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              THE COURT: Yeah, I'm going to address that.
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              MR. KOSTOLAMPROS: -- the government has --
   what's that?
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              THE COURT: I'm going to address that.
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              MR. KOSTOLAMPROS: Okay.
                                        Thank you.
19
              THE COURT: I'll give the government a chance
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    to put something in writing on this but it is my view
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    that I don't see any reason why the bank should not get
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    that appraisal --
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              MR. KOSTOLAMPROS:
                                 Right.
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              THE COURT: -- certainly at this point in time
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    given where this litigation is. The bank has articulated
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10 Proceedings 1 the potential relevance, which is depending on what that 2 appraisal may be, that it may show that whatever the 3 government is saying the bank engaged into deplete the 4 asset, did not in fact happen and I don't see any 5 countervailing reason why the bank -- any harm to the 6 government in disclosing at this juncture. 7 I think -- when was that appraisal done? 8 sorry, two years ago, right? Ms. O'Connor, do you know 9 when that appraisal was done? 10 MS. O'CONNOR: I believe it was in the end of 11 2019 or early '20? 12 MR. KOSTOLAMPROS: January of 2020. 13 THE COURT: All right. So it's a year-and-a-14 half old. It's obviously outdated. It was before the 15 pandemic. So it's basically an appraisal that was frozen 16 in time as of that date. So I don't see -- I can't see 17 any reason -- any harm as I said, to the government, in 18 disclosing that and then the bank may have some ability 19 to try to utilize that in responding to the government's 20 position regarding the depletion of the asset as a result 21 of the bank's conduct. 22 But if the government, you know, wants to 23 explain to me what I am missing, I'm happy to give you a 24 chance to put in a letter in the next couple of days, all 25 right?

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MS. O'CONNOR: Yes, your Honor.

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THE COURT: All right. So the government should either produce that in a week or send me a letter within a week or today explaining why they think it should not be produced but I think that's going to be an uphill battle.

The only other thing I will say with respect to the equitable estoppel because I did -- even though I am denying the bank's request for the documents as it relates to the basis for the government's claim, based upon the discussion that we had now, this was not part of the bank's enumerated request for documents but I did go back in the briefing with the summary judgment motion with respect to the equitable estoppel issue, the only potential discovery and again, I am not encouraging the bank to make this request but I am just saying, I didn't want it to appear that I was foreclosing this, there was this whole issue about what was said at this November 18th, 2015 meeting by the government and whether or not some representation was made that the bank needed to continue funding the resort the variations on what was said or how it was said or whether it was said at all but that to me would be the only potential issue, I think for the government -- for the bank to be able to utilize something like that, it would have to be along the lines

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of what I was just suggesting, whether the government makes some representation telling the bank that you need to continue funding this resort to try to make some type of equitable estoppel argument.

So there were declarations, I think Mr. Daniel (ph.) put in a declaration, I think agent -- one of the agents put in a declaration in response that had, you know, a different variation of what was said at the meeting. So to me that's the only factual dispute, I guess, that could potentially be the subject of discovery.

I'm not encouraging that and I would say to the bank, if the bank made any requests on that, the government I think could make a request back to the bank for, I don't know, notes related to the meeting or whatever else might fall into the same category. If I was going to give that to the bank, it would have to be a reciprocal obligation for the bank then to produce to the government the same category of discovery but anyway, I just wanted to put that aside.

I don't know, Mr. Kostolampros, if you want to speak to that issue. It wasn't really framed in your request but it did come across my mind.

MR. KOSTOLAMPROS: It wasn't, your Honor but I appreciate that and that's something that we can discuss

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with the government. It does come up because the government has referenced a notice of default of a letter in 2015 and that default didn't relate to any failure to pay any principal or interest, it related to a covenant breach but you know, that was raised recently by the government and, you know, it -- one of the issues that we had is according - you know, based on our recollection of that meeting, the government made clear that Danske could -- if Danske foreclosed on the property, the government would view that as violative of the protective order.

So it's something that we would -- we definitely want to consider but I think that's probably best for us to have a meet and confer with the government and obviously if we were going to insist on that kind of production from them, they would probably get that same production from us, to the extent we have any notes of those meetings.

THE COURT: All right. Yeah, and I don't -I'm not sure what the government's position on that
particular point -- I don't remember whether they
disputed the idea that you could not foreclose without
being in violation of the protective order but in any
event, I think that was a different issue.

But anyway, discuss with the government if you want to come back to the Court with some type of a

14 Proceedings 1 request in that area, obviously I'll consider it, all 2 right? 3 MR. KOSTOLAMPROS: Okay. 4 THE COURT: All right. 5 MR. KOSTOLAMPROS: Okay. Thank you, your 6 Honor. 7 THE COURT: All right. And then so I think 8 that resolves the bank's -- at least currently, the 9 bank's request for discovery. I guess this sort of --10 I'll hear from everybody else and then we could discuss 11 dates to get back to me on the remaining issues with 12 respect to the government's request. 13 The only thing I would add on this issue of --14 I think I had asked the bank at the last conference to 15 give me, as a result of this back and forth, that I 16 expect it to happen and I'm pleased to see has made 17 progress on the discovery, when the discovery might be 18 complete. I saw the bank is going to produce some 19 documents (indiscernible) have agreed to produce by 20 August 9th and then there was a reference to Mr. Delvin's 21 (ph.) deposition taking place in late September. 22 I did say the government is entitled to taking 23 Jowdy's deposition (indiscernible) reference to that 24 (indiscernible) deal with the bank directly but I do want 25 to set a date by which this is all going to be complete

15 Proceedings and then we could have supplemental briefing based upon 1 2 any additional discovery, starting with (indiscernible) 3 forward. 4 So Mr. Kostolampros, has there been some 5 discussion of that? MR. KOSTOLAMPROS: Your Honor, we have -- what 6 7 you've seen in the letter is what we've discussed with the government. We have spoken with Mr. Delvin. 9 looks like he's probably -- he's going to be available 10 the first week of October. I haven't yet spoken to the 11 government about it. We just spoke with Mr. Delvin this 12 morning but we have not spoken with Mr. Jowdy, so I don't 13 know maybe perhaps his counsel could speak to when he 14 could be available but, you know, for us, we intend to 15 produce the majority of the documents on August 2nd. 16 just left a little room for another week because there 17 are basically 11,000 pages of documents and a lot of 18 these documents are invoices, so it just takes a little 19 while to get through that. 20 So that's why we believe we will be able to 21 produce all of the documents by August 9th. So that's 22 our expectation of this. 23 THE COURT: Ms. O'Connor, what -- does the 24 government's view on when all of this could be completed?

MS. O'CONNOR: Well, your Honor, we think it

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16 Proceedings 1 depends on whether Danske is able to meet the August 9th 2 deadline and whether we resolve (indiscernible) as to any 3 discovery issues but I hope to be done by that 4 (indiscernible). 5 THE COURT: All right. Well, I assume the rest 6 of the discovery issues are either going to be resolved 7 or they're going to be decided by me in the next, you know, couple of weeks by mid-August and then have you had 9 any discussions with Mr. Jowdy's counsel about his 10 deposition or you haven't had that discussion? 11 MS. O'CONNOR: We haven't had those discussions 12 as of yet. 13 THE COURT: All right. 14 MR. MULRY: Your Honor, this is Kevin Mulry for 15 Mr. Jowdy. 16 We're certainly willing to work with the 17 government and the parties to schedule a deposition. 18 think our concern will be that your Honor has previously 19 indicated that the scope of the deposition would be 20 limited with respect to topics but we're willing to 21 discuss that with the government and the other parties, 22 that as well as schedules. 23 THE COURT: Yeah, why don't you do that and 24 hopefully report back to me maybe by the end of next 25 week, as to the timing of that deposition, if there are

17 Proceedings any disputes about the scope, I'm happy to address them. 1 2 Obviously, (indiscernible) what I said earlier, is to 3 help the parties move discussions. This should be about 4 his management of the resort and interactions with the 5 bank as it relates to the managing of the resort. 6 would not be an opportunity to go back through his whole 7 relationship, you know, with Mr. Kenner. This is not 8 where this case is at at this point. So hopefully that will help both sides figure out, you know, where the line 10 might be. 11 All right, so based upon what I am hearing, I 12 am hoping that -- I would say by -- the Delvin deposition is going to take place in early October. I don't see any 13 14 reason why Mr. Jowdy's deposition can't be completed by 15 around the same time and then we would have the 16 supplemental briefing take place starting shortly thereafter. 17 18 So again, I would -- I don't want to set 19 arbitrary dates and unrealistic dates but we are at a 20 point where the parties should be proposing a date by 21 which all discovery is to be complete and then you can 22 propose to me sort of an expedited briefing schedule on 23 supplemental submissions. All right?

MS. O'CONNOR: Yes, your Honor.

THE COURT: All right.

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18 Proceedings MR. KOSTOLAMPROS: 1 Yes. 2 THE COURT: So let me -- before I hear from 3 everybody else, Ms. Ramachandran had put in this letter regarding a motion to strike certain submissions as both 4 5 late and incomplete. So I do want to hear what the 6 government's position is with respect to that. 7 I don't know if, Ms. O'Connor, if you want to 8 respond briefly now or if you just want to put in a 9 letter on that? How do you want to handle that? 10 MS. O'CONNOR: Yes, your Honor, given that it 11 was just filed yesterday, we would like an opportunity 12 (indiscernible). 13 THE COURT: All right. So let's set a date for 14 that. Ms. Ramachandran, since I'm talking about your 15 letter, do you want to add anything on that or any other 16 issues we've discussed, go ahead. MS. RAMACHANDRAN: One thing I forgot to note 17 18 in my letter is that Mr. Berard (ph.), Mr. Pecca (ph.) 19 and Mr. Nash (ph.) are members of DSL. So I now CSL has 20 made a valid claim here. 21 THE COURT: Well, that's a good point. Are 22 these subsumed within that claim or is it something 23 different? 24 MS. RAMACHANDRAN: I'm not sure actually. 25 mean it's -- I think they're defective to this petition

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   but certainly I think the claim of DSL which was timely
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   filed is, you know, valid.
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              THE COURT: No, their interests, I think is
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   through CSL, right? There's not some other independent
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    interest they're claiming, right?
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              MS. O'CONNOR: That's how I understood them,
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   yes --
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              THE COURT: All right.
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              MS. O'CONNOR: -- is through CSL.
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              THE COURT: All right. Well, maybe it's moot
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          Mr. O'Connor, I don't know, do you want to address
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   that in the letter as well?
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              MR. HILL: Judge, this is Chris Hill for CSL
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   Properties. We've been -- we have a number of the
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   members who have independent claims that they've
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    submitted, so we have CSL, we've submitted our claim,
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    that's our true agenda but we are aware of and have at
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    least given to -- limited guidance to some of the other
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   members who have also submitted independent claims and to
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   my understanding, those claims are independent.
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   would not necessarily flow through CSL.
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              THE COURT: They're claiming they had some
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   other interest independent of the interest they had
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    through CSL; is that what you're saying?
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              MR. HILL: That is my understanding, your
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   Honor.
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              THE COURT: All right. Okay. Thank you,
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   that's helpful. But anyway, Ms. O'Connor obviously, the
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   government needs to look at this issue as well. All
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    right.
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              MS. O'CONNOR: Your --
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              THE COURT: So before we -- yes?
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              MS. O'CONNOR: I'm sorry, your Honor.
              THE COURT: It's okay.
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              MS. O'CONNOR: We were going to comment that
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   yes, there are certain petitions that are -- as stated,
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   interests that are covered by the CSL position and there
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   are petitions separate and apart from the interests
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    asserted by DSL but it would -- we believe the proper
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   avenue to address striking of the motions through formal
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   motions that are noted, so the parties at issue should be
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   noted and served with the motion to have an opportunity
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    to respond.
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              THE COURT: They're all pro se. Are any of
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    them represented by counsel or they're all pro se
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    filings?
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              MS. O'CONNOR: I believe they're all pro se,
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   your Honor.
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              THE COURT: Ms. Ramachandran, I think -- did
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   you serve -- other than filing it on ECF, you didn't
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21 Proceedings 1 serve that letter on anybody, right? 2 MS. RAMACHANDRAN: No, I just filed it on ECF. 3 I can go ahead and do that if I have contact information 4 for those petitioners (indiscernible). 5 THE COURT: Yeah, I don't know that they're 6 following, like, ECF, that they're going to see anything 7 that's filed there. So again, I would talk to the 8 government. I would send them a copy of your -- I'll 9 treat that as a letter motion and we'll issue an order 10 setting a date for them to respond (indiscernible) and then your letter then and the Court's order. How's that? 11 12 MS. O'CONNOR: That's fine, your Honor. 13 do that. 14 THE COURT: All right. So you can wait for our 15 order before you serve it. 16 MS. O'CONNOR: Okay. 17 THE COURT: All right. Are there any other 18 counsel have anything they want to add before I set dates 19 for the things that we've discussed? 20 MR. SKOVGAARD: Yes. Barry Skovgaard on behalf 21 of the home owners, your Honor. 22 THE COURT: Yes. 23 MR. SKOVGAARD: It's a little surprising to us 24 at this juncture that we're still in the discovery 25 process here but to the extent that the government is

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going to consider trying to force a forfeiture of the property, we have great concerns over that and the timing that will be involved in that and the ability of the government to actually effectuate that in Mexico.

The government has not explained to you or to us how they think they can effectuate a forfeiture of the sale of the property in Mexico and should the government wish to continue down that road, we would ask you under the Federal Rules of Civil Procedure and the Federal Rules of Criminal Procedure to schedule a hearing and to receive evidence from us and from the government on the efficacy of effecting a forfeiture of the sale of the property in a foreign country.

We have counsel in Mexico. We do not believe that the government can do that and moreover, even if the government were able to do that, we are told that the process would take several, if not many years.

So we would like your Honor to schedule a hearing. We now have discovery going on through October. Schedule a hearing, take evidence on the issue of whether or not the government can, in fact, effectuate a forfeiture of the sale of the property in Mexico.

THE COURT: Well, I know you're new to the discussions. I think obviously, there's been discussions for many months and there's been a back and forth on

23 Proceedings that. Most recently, the government indicated that they 1 2 have had other instances where they've been able to 3 forfeit --MR. SKOVGAARD: They had one instance where 4 5 they've done that but it was with the consent of the 6 other parties. They do not have the consent of Danske 7 here and we would like a hearing to discuss whether or 8 not that is proper and to take evidence on that if that's 9 appropriate. 10 THE COURT: All right. Well, the proper way, 11 if you want to make any type of application like that, 12 you would have to do it in a formal motion. 13 MR. SKOVGAARD: Okay. 14 THE COURT: You would have to obviously explain 15 why you would have legal standing to make that type of a 16 request for a hearing at this juncture where the Court 17 has, you know, made some determinations with regard to 18 the legal forfeiture of the property. I think you're 19 making a practical argument, not a legal argument but --20 MR. SKOVGAARD: Okay. 21 THE COURT: -- you know, I am willing to look 22 at it but you have to do it, you know, formally and the 23 government will respond, okay? 24 MR. SKOVGAARD: Thank you, your Honor. 25 THE COURT: All right. Anybody else? Okay.

24 Proceedings 1 So Ms. O'Connor and Mr. Kostolampros, what's --2 let me ask the government first, what do you think is a 3 reasonable date to get back to me on any remaining discovery issues that the Court needs to resolve? 4 5 MS. O'CONNOR: Your Honor, how is August 9th for the Court for the outstanding discovery issues? 6 7 THE COURT: Mr. Kostolampros does that sound 8 okay to you? 9 MR. KOSTOLAMPROS: That's fine with us, your 10 Honor. 11 THE COURT: All right. So I'll make the 12 government put in the letter on August 9th that just 13 tells me what's left. I mean, obviously you could tell 14 me how the other ones have been resolved and let me know 15 what other additional things the bank may have agreed to 16 produce and then whatever else is unresolved, the chart 17 was very helpful to me, so in a similar format if the 18 government could just update that chart and just tell me 19 whatever the categories there's still a dispute about. 20 Okay? 21 MS. O'CONNOR: Yes, your Honor. 22 THE COURT: And then we'll have a conference 23 call to address that. 24 And then the government, as I said, within a 25 week from today will let me know with regard to the

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appraisal and Ms. Ramachandran's motion, I will issue an order that sets a date for them to respond and so let me just say -- I want the government to state its position.

Ms. O'Connor, is August 9th good to get that letter in?

MS. O'CONNOR: Yes, at that time we can address our position.

THE COURT: All right. So August 9th, the government is going to put in a letter as to whether or not they believe there's some defect with respect to those petitions. Actually, do you know what I am going to do? I think I am going to wait until the government states its position and then I will issue the order and so that the claimants can see both the motion and the government's position to respond to both, all right?

MS. O'CONNOR: Your Honor, we previously stated to the Court that we were not going to take a position with regard to the remaining motion -- decisions and we anticipate that would be our position when we file our letter on August 9th. We don't expect that to change.

THE COURT: All right. So the government has no -- you don't know whether I should strike those petitions as late, the government has no interest in that?

MS. O'CONNOR: Well, your Honor, I think the (indiscernible) government's view is that they will not

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    (indiscernible) one way or another.
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              THE COURT: All right. Okay. So then I will
 3
    issue the order, Ms. Ramachandran and I'll set a date for
 4
   you to reply to anything they submit, okay?
              Anything else? All right. Thank you,
 5
 6
    everybody. Have a good day.
 7
              MR. KOSTOLAMPROS: Thank you, your Honor.
 8
                         (Matter Concluded)
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CERTIFICATE

I, LINDA FERRARA, hereby certify that the foregoing transcript of the said proceedings is a true and accurate transcript from the electronic sound-recording of the proceedings reduced to typewriting in the above-entitled matter.

I FURTHER CERTIFY that I am not a relative or employee or attorney or counsel of any of the parties, nor a relative or employee of such attorney or counsel, or financially interested directly or indirectly in this action.

IN WITNESS WHEREOF, I hereunto set my hand this ${\color{red} {\bf 26th}}$ day of ${\color{red} {\bf July}}$ 2021.

Txula Gerrara Linda Ferrara

AAERT CET 656

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